In# 320347-S

BOOK 7838 PAGE 284

G#5621
File Box 14
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Patty A. Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 89

E. J. Phillips
Notary Public

MY COMMISSION EXPIRES: 3/25/91

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patty A. Robertson	Fidelity Federal Savings & Loan	P/O 53-5
~~805~~ 807 S. Tamarack (NAME)	401 Union Street (NAME)	53-9-53
Madison, Tennessee 37115 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (STREET ADDRESS)	53-9-54
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patty A. Robertson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 B, Kimbolton, Phase II Subdivision of record in Plat Book 6900, pages 792, 793 and 794, and in Book 6900, page 891, Register's Office for Davidson County, Tennessee.

Said Lot No. 51-B, fronts a total of 37.74 feet on the Easterly side of Tamarack South and runs back 163.04 feet on the southerly lot line, and a total of 176.41 feet on the northerly lot line to a broken line in the rear measuring a total of 57.19 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, IV and wife, Phyllis Ritchie, Edward C. Ritchie and Joan Ritchie as of record in Book 6746, page 672, and being the same property conveyed to Randall Phillips Builders, Inc. by deed from Thomas E. Stewart, Trustee as of record in Book 7306, page 279, said Register's Office. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, said Register's Office, dated June 30, 1987.

This conveyance is made subject to certain easements and setback lines.

This is unimproved (XX) improved ( ) property, known as ~~805~~ 807 S. Tamarack, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 28th day of April, 19 89

Phillips Builders, Inc.
By: Jackie Phillips, Vice Pres.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jackie Skeres

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the vice president _____ of the Phillips Builders, Inc. a corporation, and that he as such vice president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as vice president.

Witness my hand and official seal at Nashville, Tenn., this 28th day of April, 19 89.

Ellis Phillips Notary Public

Commission Expires 3/27/93

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

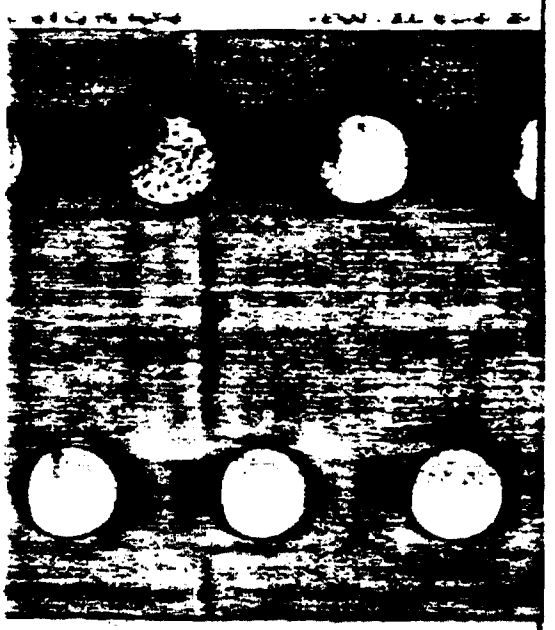
Patty A. Robertson, unmarried

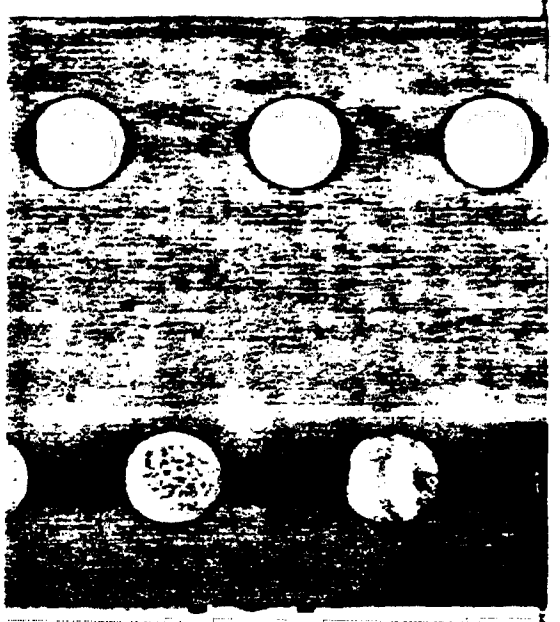
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4885 05/10 0101 03CHECK 237.17

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7838 PAGE 286

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	69900.00
CON TX	230.67
PRFEE	0.50
MDEED	6.00
TOTAL	237.17
CHECK	237.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/10/89 01 15:08 0001 4885

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MAY 10 3 07 PM '89

No. 208326